

CITY OF WHITEHALL
 BROWNFIELD, LDFA, and TIFA MEETING
 July 9, 2026
 12:00 p.m.

AGENDA

1. Meeting Called to Order
2. Approval of Agenda
3. Approval of the April 2026 Meeting Minutes
4. Communications
 - W. Colby Promenade progress/update
 - Match-on-Main Award to The General Store from MEDC
 - The Final Revenue / Expense numbers are here:

Fund	Revenue (YTD)	Expenditures (YTD)	Cash Balance (7/1/2026)
Brownfield	\$1,181,837	\$1,060,787	\$144,799
LDFA	\$402,613	\$264,816	\$488,513
TIFA	\$1,543,175	\$1,539,523	\$530,784

5. Unfinished Business
6. Public Comment

Persons wanting to address the Board on any subject may do so at this time. Please provide your name and keep your comments to three minutes or less.
7. New Business
 - **LDFA** – Proposal to start grant program to help life safety issues.
 - Resolution 26-02 – Establishment of Life Safety Grant Program
 - **Brownfield** – creation of a revolving fund to spur additional housing development. See attached ChatGPT Briefer
 - **TIFA** – Spending request for outdoor furniture
 - Facade Grant Application – 101 E. Colby
8. Public Comment

Persons wanting to address the Board on any subject may do so at this time. Please provide your name and keep your comments to three minutes or less.
9. Adjournment

**CITY OF WHITEHALL
BROWNFIELD, LDFA, TIFA
April 23, 2026**

PRESENT

K. Cyr, M. Guinon, E. Peyer, D. Rinsema-Sybenga, B. Sabourin, T. Moore, C.J. Van Wieren, T. Ziemer, B. Mahan, A. Fink, S. Brown, R. Squiers

ABSENT

M. Byam, G. Langlois, C. Billie

ALSO PRESENT

Director/Secretary Tavernier, City Manager

MEETING CALLED TO ORDER

Acting Chair called the meeting to order at 12:15 p.m.

APPROVAL OF AGENDA

Moved by Cyr, second by Sybenga, CARRIED, to approve the agenda as submitted. All voted yes.

APPROVAL OF MINUTES

Motion by Brown, second by Van Wieren, CARRIED, to approve the January 2026 and March 12, 2026 meeting minutes as presented. All voted yes.

COMMUNICATIONS

Tavernier provided an update on each board's revenue and expenditure reports for this FY. Discussed interest in moving the meeting time to 6:00 p.m. – No Action Taken.

UNFINISHED BUSINESS

None

NEW BUSINESS

Discussion – Tavernier presented three TIFA façade grant applications from qualified businesses:

- Modern Images 2, MOTION to approve by Brown, seconded by Ziemer, all yeses. Grant approved for \$5k
- 103 W. Colby Place, MOTION to approve by Brown, seconded by Sybenga, all yeses. Grant approved for 50% of costs up to \$5k.
- Arts Council – Nuveen, MOTION to approve by Brown, seconded by Van Wieren, all yeses. E. Peyer recused herself from the vote. Grant approved for \$4k.

FY 26/27 Budget discussion – Tavernier presented current FY budget. Advised that a large portion of LDFA and TIFA budgets were going towards the bond payments. Requested to allocate, not spend per say between \$150-200k for possible dredging of the marina. Line item will be added to next FY's budget.

PUBLIC COMMENT - None

ADJOURNMENT

Moved by Sabourin, second by Van Wieren, CARRIED, to adjourn.

Daniel L. Tavernier

From: Catherine Abad (MEDC) <abadc@michigan.org>
Sent: Tuesday, June 23, 2026 1:20 PM
To: Daniel L. Tavernier
Subject: Match on Main FY26 Award Announcement

Hi Daniel,

I'm excited to share that the Michigan Strategic Fund has approved Match on Main FY26 grant awards, supporting small businesses and placemaking efforts in communities across Michigan. You can read and share the official press release that will be posted on our [website](#) later today.

Congratulations! We are pleased to inform you that The General Store (dba PAS Holdings, LLC) house has been selected as a Match on Main FY26 grant recipient.

Match on Main is designed to support new and expanding businesses while advancing placemaking efforts that strengthen Michigan's downtowns and commercial districts. These investments help create vibrant, attractive destinations where residents, visitors, and entrepreneurs can connect, contributing to the long-term economic vitality of communities across the state.

We recognize that this achievement would not be possible without the dedication of local partners, community leaders, and entrepreneurs who work every day to strengthen Michigan's downtowns. Thank you for your commitment to supporting small businesses and creating thriving places throughout our state.

Resources and Next Steps

The Match on Main website contains important program information, resources, frequently asked questions, and program updates. We encourage you to review these materials as you begin planning your project:
<https://www.miplace.org/small-business/match-on-main/>

Over the coming weeks, the MEDC will begin preparing grant agreements for execution. Additional information regarding grant administration, reimbursement requirements, compliance documentation, and project timelines will be provided as agreements are finalized.

To help prepare awardees and communities for a successful project period, the MEDC will host a Match on Main Awardee Webinar in August or September. During this session, we will review program requirements, eligible expenses, reimbursement procedures, reporting expectations, and answer questions.

Additional details and registration information will be provided in a future communication.

Eligible Costs

Awarded businesses may choose to begin working on their projects and incurring eligible costs. Please note that eligible costs may be incurred beginning on the date the Match on Main application was submitted through one year following the execution of the grant agreement. Any costs incurred prior to execution of the grant agreement are undertaken at the business's own risk.

Project Timeline

Match on Main projects must be completed within 12 months of the grant agreement execution date. While extensions have been approved in certain circumstances during previous funding rounds, any extension request requires approval by the Michigan Strategic Fund Board and is not guaranteed. We encourage communities and businesses to work closely together to ensure projects remain on schedule.

If you have any questions, please do not hesitate to reach out. I look forward to working with you throughout the grant period and celebrating the impact these projects will have in communities across Michigan.

Congratulations again and thank you for your partnership in supporting Michigan's small businesses and vibrant downtowns.

Warm regards,
Cathie

Cathie Abad
Small Business Program Manager
Michigan Economic Development Corporation
300 N. Washington Square | Lansing, MI 48913
Mobile: 517.855.8238
abadc@michigan.org

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Cathie Abad
Small Business Program Manager
Michigan Economic Development Corporation
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Mobile: 517.855.8238
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City of Whitehall – Local Development Finance Authority (LDFA) Life Safety Improvement Grant Program

Program Purpose

The City of Whitehall Local Development Finance Authority (LDFA) recognizes that older commercial and industrial buildings often require significant investments to meet modern life-safety codes. The Life Safety Improvement Grant Program provides matching grants to encourage property owners and businesses to correct code deficiencies, protect employees and the public, support redevelopment, and remove barriers to business growth within the LDFA district.

Program Funding Source

This program is funded through LDFA tax increment revenues, subject to annual appropriations approved by the LDFA Board.

Grant Structure

- Grants awarded on a 1:1 matching basis.
- Maximum reimbursement per property: \$8,000 (or as approved annually by the LDFA Board).
- Eligible once every three years unless otherwise approved by the LDFA Board.
- Projects must receive approval before work begins.
- Reimbursement is made after project completion, final inspection, and proof of payment.

Eligibility Requirements – Properties

- Located within the Whitehall LDFA District.
- Commercial, industrial, or mixed-use property.
- All taxes, assessments, utility bills, and municipal fees must be current.

Eligibility Requirements – Applicants

- Property owners.
- Commercial or industrial tenants with written owner authorization.

Eligible Improvements

- Fire sprinkler systems

- Fire alarm systems
- Fire hydrants and private fire mains
- Emergency lighting and illuminated exit signs
- Required accessible means of egress
- Fire-rated walls, doors, and separations
- Emergency generators required by code
- Smoke detection or suppression improvements
- Building or fire code-required life-safety improvements
- Labor directly associated with eligible improvements

Ineligible Costs

- Work started before grant approval
- Routine maintenance
- Cosmetic improvements unrelated to life safety
- Permit or application fees
- Professional design services unless specifically approved
- Furniture, equipment, or inventory
- Wages paid to the applicant or related parties

Application & Approval Process

1. Submit application to the City Manager or designee.
2. Applications reviewed in order received.
3. Staff forwards recommendations to the LDFA Board.
4. LDFA Board may approve, deny, or conditionally approve applications.
5. Grant recipients must obtain all required permits and inspections.

Change Requests

Substantial changes to the approved project scope must be submitted in writing and approved before additional work is completed.

Life Safety Improvement Grant Application

Property Owner Name:

Business Name:

Property Address:

Parcel Number:

Applicant Phone:

Applicant Email:

Description of Proposed Life Safety Improvements:

Applicable Code Deficiency (if known):

Estimated Total Project Cost:

Requested LDFA Grant Amount:

Proposed Contractor(s):

Projected Completion Date:

Owner Authorization (if tenant applicant):

Signature: _____ Date: _____

**CITY OF WHITEHALL
LOCAL DEVELOPMENT FINANCE AUTHORITY
RESOLUTION 26-01**

**RESOLUTION ESTABLISHING THE WHITEHALL LOCAL DEVELOPMENT FINANCE
AUTHORITY LIFE SAFETY GRANT PROGRAM**

WHEREAS, the City of Whitehall Local Development Finance Authority ("LDFA") is a public body corporate created under Public Act 281 of 1986, as amended, to encourage economic development, business retention, private investment, and job creation within its Development Area.

WHEREAS, the LDFA recognizes that correcting life safety deficiencies in commercial and industrial buildings promotes public safety, supports business investment, and encourages continued occupancy and redevelopment within the Development Area.

WHEREAS, the LDFA finds that providing financial assistance for qualifying life safety improvements serves a public purpose by strengthening existing businesses and encouraging future economic development.

WHEREAS, the LDFA desires to establish a Life Safety Grant Program to provide financial assistance for qualifying life safety improvements in accordance with program guidelines adopted by the LDFA.

NOW, THEREFORE, BE IT RESOLVED, that the City of Whitehall Local Development Finance Authority hereby establishes the Whitehall LDFA Life Safety Grant Program for eligible properties located within the LDFA Development Area.

BE IT FURTHER RESOLVED, that the Program shall be administered in accordance with the Life Safety Grant Program Guidelines, as adopted and amended by the LDFA, and all grant awards shall be subject to the availability of appropriated funds.

Motion by _____, second by _____, and adopted by the City of Whitehall Local Development Finance Authority at a regular meeting held on _____, 2026.

(___ yes; ___ no; ___ absent)

Dan Tavernier, Secretary

Brownfield Redevelopment Authority

Board Briefing: Why Continue Brownfield Tax Capture for Five Years After Project Completion

Executive Summary

Michigan law allows a Brownfield Redevelopment Authority (BRA), under an approved Brownfield Plan and applicable statutes, to continue capturing certain tax increment revenues for up to five years after eligible redevelopment costs have been fully reimbursed. At that point, the capture is no longer paying the developer. Instead, it provides the BRA with a dedicated funding source for future redevelopment, grant matching, site preparation, and other eligible Brownfield purposes. The result is a self-sustaining redevelopment program without increasing tax rates.

How the Five-Year Capture Works

1. Brownfield project is approved.
2. Property is redeveloped and taxable value increases.
3. Tax increment reimburses eligible Brownfield costs.
4. Eligible costs are fully repaid.
5. Up to five additional years of tax capture remain with the BRA.
6. Those funds help finance the next generation of redevelopment projects.

Why This Benefits Whitehall

Creates a Revolving Redevelopment Fund: Each successful project helps finance future projects, reducing reliance on one-time grants.

No New Taxes: The tax rate does not increase. The capture uses the increase in taxable value already created by redevelopment.

Preserves the General Fund: Police, fire, parks, and core services are less likely to compete with redevelopment needs.

Strengthens Grant Applications: Post-reimbursement capture can provide local matching funds for state and federal grants.

Supports Infrastructure: Funds can help with eligible redevelopment-related infrastructure such as utilities, streets, environmental work, and site preparation.

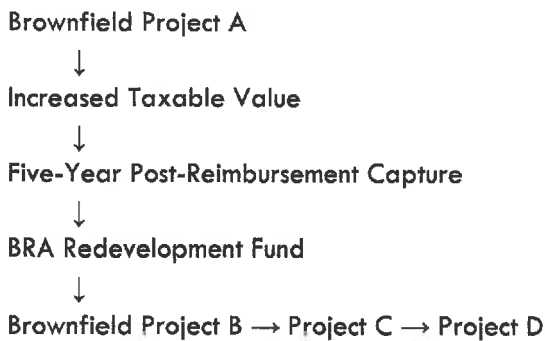
Encourages Private Investment: Available redevelopment resources reduce risk and improve the attractiveness of investment opportunities.

Builds Long-Term Tax Base: After capture ends, all taxing jurisdictions benefit from the property's higher taxable value.

Common Misconception

The additional five-year capture does NOT continue reimbursing the developer. Once eligible costs have been paid, the captured revenue remains with the Brownfield Redevelopment Authority for future eligible redevelopment activities as authorized by law and the approved Brownfield Plan.

Illustration: Redevelopment Funding Redevelopment



Potential Future Uses in Whitehall

- Matching funds for competitive grants.
- Redevelopment of vacant or obsolete commercial and industrial sites.
- Environmental assessment and remediation.
- Demolition and site preparation.
- Public infrastructure supporting redevelopment.
- Strategic investments that attract private capital.

Discussion Points for the Board

- Should the BRA establish a formal policy governing post-reimbursement capture funds?
- Should a reserve be maintained for grant matches?
- What redevelopment priorities best align with the City's strategic goals?

Key Takeaway

Continuing Brownfield tax capture for the additional five years is not about extending a subsidy; it is about creating a permanent local redevelopment tool. It allows today's successful project to help fund tomorrow's opportunity, strengthening economic development while protecting the City's operating budget and taxpayers.

Where the Money Goes

After eligible redevelopment costs have been fully reimbursed, post-reimbursement tax capture is retained by the Brownfield Redevelopment Authority—not the developer. Those funds are restricted to eligible Brownfield purposes under Michigan law.

- Environmental assessments and due care activities.
- Site preparation, demolition, and environmental remediation where eligible.
- Redevelopment-related public infrastructure improvements.
- Local matching funds for state and federal redevelopment grants.
- Planning, studies, and other eligible Brownfield activities.
- Building a revolving redevelopment fund to assist future Brownfield projects.

**Whitehall Tax Increment Finance Authority
Façade Grant Program Application**

Name of Applicant: RYAN BRIEDEL

Business Name: DBN INC.

Business Address: 101 E. COLBY

Contact Phone Number: 231 730 1358

Project Scope (describe proposed project): _____

BACK OF 101 E. BUILDING
- NEW SIDING, RECOAT SLOPED ROOF,
NEW GUTTER, NEW DOOR, NEW TRIM,
NEW AWNING

Project Cost (attach contractor's estimates): 10725

Amount of Grant Request: MAX - \$5,000.00

Project Start and Completion Dates: 5 DAY PROJECT - A.S.A.P.

Applicant Signature: Ryan Briel

TIFA Directors Review and Comments: _____

Directors Signature: _____ Date: _____

TIFA Board Action: Approved Denied

Chairpersons Signature: _____ Date: _____

Amount Awarded, Conditions Required: _____

Attach Elevation Photos or Drawings to Illustrate Before and After Depictions

Matt Cross Construction

3702 Hart rd
Twin Lake MI 49457

Date	Estimate #
6/23/2026	659

Name / Address
Ryan Briegel

			Project
Description	Qty	Cost	Total
Estimate for 101 east Colby in Whitehall MI Northland ins rear entry, Install Vinyl board and baton over existing exterior siding, new gutter in white aluminum. 1 new service door with frame and lockset. Retrim existing glass door with white pvc trim.		6,580.00	6,580.00
Recoat roof with black fibered roof coat.		1,265.00	1,265.00
Awnings. Hooked on hair. Electrician to disconnect power and lights, remove frame and recover.		2,880.00	2,880.00
Push awning. Remove frame and reinstall.		3,160.00	3,160.00
This estimate is based on visible aspects of job and is subject to change according to the situation at hand and is for above mentioned items only any additional work will be on a time and materials basis.		0.00	0.00
Thank you Matt Cross		Total	\$13,885.00

By signing this proposal you are agreeing to the above terms.

Signature _____

Phone #
231-557-9750

10725

FEB.
2026



101

NOTICE
This building is for sale.
All contents are to be removed
by the owner of the building.
No liability is assumed for
any damage to contents.
Date: 1/28/26

AND
CES, INC.
E
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Hooked on Hair

2026

Appointment Call 833-2875
Modern Welcome

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